



Wheelwrights Cottage



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East Charleton, Kingsbridge, Devon, TQ7 2AR
Kingsbridge 3 miles Dartmouth 10 miles Torcross 4 miles.

An exceptionally finished period cottage blending period charm with modern conveniences effortlessly. Parking, garage, garden.

- Stunning Period Cottage
- Village Location
- Superbly Renovated Interiors With Charming Features
- Generous Kitchen Dining Room
- Sitting Room With Wood Burning Stove
- Three Bedrooms
- Delightful Garden
- Large Garage And Parking

Guide Price £525,000

SITUATION

East Charleton is situated on the A379 Kingsbridge to Dartmouth road, this small village benefits from a petrol station with shop/post office along with an outdoor/camping/fishing store and has a bus stop and is on the route for Kingsbridge Community College. It is approximately 3 miles from the town of Kingsbridge which offers an excellent range of shops, local services and facilities which include a Sports Centre, swimming pool, primary and secondary schools, health centre and cottage hospital. The adjacent village towards Kingsbridge is West Charleton which has a pub, village hall, church and primary school whilst in the Dartmouth direction is Frogmore is situated at the head of Frogmore Creek, an arm of the Salcombe estuary. It has a lively community and is home to The Globe Inn and a cafe. The public slip in the middle of the village allows direct access to the water and makes Salcombe reachable in around 20 minutes. There are also excellent countryside and creekside walks The sailing town of Salcombe is 8 miles away whilst Totnes and Dartmouth are both within easy reach.

DESCRIPTION

A fine example of a mid-C17 cottage that has been superbly and thoughtfully renovated throughout with fine attention to detail whilst retaining much charm and character. The cottage has deceptively spacious accommodation including three bedrooms.



ACCOMMODATION

The accommodation has positive natural light with a spacious feel and is most wonderfully presented throughout. The accommodation comprises in brief; from the entrance hall access into a delightful, dual aspect, sitting room with feature fireplace housing a woodburning stove. Cloakroom. The kitchen dining room, is the heart of the home a really beautiful dual aspect room with stable door to the garden. The kitchen is fitted with a comprehensive range of contemporary units with integrated dishwasher, fridge freezer, oven and hob, butler sink, island unit and an oil-fired Aga along with ample dining space.

On the first floor the master bedroom has built in wardrobes and an ensuite WC. There are two further bedrooms along with a elegant family bathroom with a beautiful slipper bath, separate shower, WC and wash hand basin.

OUTSIDE

The stunning finishes are continued outside with a large paved terrace, with corner hot tub and lots of space to sit and relax or entertain. A couple of step up to a fabulous garden area with a mix of mature shrubs, along with access into a large single garage with electric door, utility space additional storage cupboards as well as an ingenious step ladder to access the large mezzanine area which is ideal for storage. The property also has the advantage of an additional parking space in front of the garage.

SERVICES

Mains drainage, electric with oil fired central heating and private spring water with a filtration system for drinking water. Standard broadband is available in this location and Ofcom report that most mobile networks are likely. (Ofcom)

TENURE

Freehold.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.

VIEWING ARRANGEMENTS

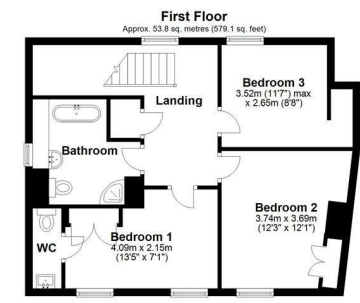
Strictly by appointment please through our Kingsbridge branch.

DIRECTIONS

From Kingsbridge take the A379 coastal road towards Dartmouth. Pass through the village of West Charleton and then into East Charleton with the petrol station and Ashbys Kingsbridge store on the right hand side and Wheelwrights Cottage will be on the left.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Total area: approx. 105.4 sq. metres (1134.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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